

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY- -OCTOBER 3, 2006- -7:30 P.M.

Mayor Johnson convened the Regular Meeting at 9:50 p.m.

ROLL CALL - Present: Councilmember Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

(06-490) The Proclamation declaring October as Disability Awareness month [paragraph no. 06-496] was addressed after the minutes [paragraph no. 06-495].

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(06-491) Proclamation declaring October as National Arts and Humanities Month.

Mayor Johnson read and presented the proclamation to Debra Owen, Executive Director, Frank Bette Center for the Arts.

Ms. Owen thanked the Council on behalf of the City's very large and thriving arts community.

Councilmember Daysog stated Alameda is blessed with an abundance of artists; he saw art by an Alameda artist displayed in a Washington, D.C. Art Center.

(06-492) Proclamation declaring October 4, 2006 as Walk & Roll to School Day.

Mayor Johnson read and presented the proclamation to Elizabeth and Sarah Adamson, Earhart Elementary School students.

Audrey Lord-Hausman introduced Gina Adamson, Walk and Roll Coordinator; stated this year's Walk & Roll to School Day is the sixth event.

(06-493) Proclamation declaring October 15-21, 2006 as National Business Women's Week.

Mayor Johnson read and presented the proclamation to Kimberlee Garfinkle and Margaret Seaman with the Isle City of Alameda Business and Professional Women.

Ms. Garfinkle stated many of the members' relatives have been affected by breast cancer; encouraged support of women-owned businesses; noted recipients of this year's awards; stated this year's event takes place on Saturday, October 21, at the Harbor Bay Community Center.

(06-494) Library project update.

The Project Manager gave a brief update.

Mayor Johnson thanked the Project Manager for all the efforts to make the project a big success.

Councilmember Matarrese thanked the Project Manager for the great job; stated the Library Director has been set up with a great building; the community is anxious for the opening; construction is top quality.

Councilmember deHaan thanked the Project Manager for the impressive tour; inquired how much money will be turned back to the branch libraries.

The Project Manager responded figures would be assembled and presented at the first Council meeting in December; stated the amount should be in excess of the \$2 million promised with the passing of Measure O.

Councilmember deHaan inquired what is the next project.

The Project Manager responded there would be a community process for branch libraries; stated the process has not started.

Vice Mayor Gilmore thanked the Project Manager for all the hard work; stated the project's beginning was frustrating; a lot of hours were put into value engineering, which made the project possible.

Councilmember Daysog thanked the Project Manager; stated the Library looks great on the outside.

The Library Director gave a brief presentation on the Library's interior design and programs.

In response to Mayor Johnson's request for an explanation of wireless capabilities, the Library Director stated the entire building has a free, wireless network; a library card is needed to connect to the network; the new Library will have 75 computers.

Mayor Johnson stated over 100 years was a worthwhile wait.

#### CONSENT CALENDAR

Mayor Johnson announced that the Minutes [paragraph no. 06-495] and Public Hearing [paragraph no. 06-503] were removed from the Consent Calendar for discussion.

Councilmember Daysog moved approval of the remainder of the Consent Calendar.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(06-495) Minutes of the Special Joint City Council and Public Utilities Board Meeting held on September 14, 2006; the Special Joint City Council, Alameda Reuse and Redevelopment Authority (ARRA), Community Improvement Commission (CIC), and Housing Authority Board of Commissioners Meetings, the Special Joint City Council, ARRA and CIC Meeting and the Regular City Council Meeting held on September 19, 2006; and the Special City Council Meeting held on September 26, 2006.

Councilmember Daysog stated that he provided corrected language for the September 19, 2006 minutes to the City Clerk; corrected the September 26, 2006 minutes to reflect that he arrived at 7:45 p.m.

Councilmember Daysog moved approval of the minutes with noted corrections.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

[Note: Vice Mayor Gilmore and Councilmember Daysog abstained from voting on the Special Joint City Council and Public Utilities Board minutes]

#### PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(06-496) Proclamation declaring October as Disability Awareness Month.

Mayor Johnson read and presented the proclamation to Ed Cooney, Chair, Mayor's Committee on Disability Issues and Toby Berger, Committee Member.

Mr. Cooney stated disability is a natural condition and could happen to anyone; thanked the Council for the proclamation.

#### CONSENT CALENDAR

(\*06-497) Ratified bills in the amount of \$8,039,803.21.

(\*06-498) Resolution No. 14019, "Finding and Determining That a Project Area Committee Need Not be Formed in Relation to the Proposed Sixth Amendment to the Community Improvement Plan for the Business and Waterfront Improvement Project Area." Adopted.

(\*06-499) Ordinance No. 2953, "Amending the Alameda Municipal Code by Amending Subsection 30-4.9A.g.8 (Off-Street Parking and Loading Space) of the C-C Community Commercial Zone of Chapter XXX (Development Regulations), to Add a Process for Parking Exceptions." Finally passed.

Councilmember deHaan stated Council requested that the matter be brought back for review in six months; tweaking can be done if necessary.

The Planning and Building Director stated that she would be happy to provide a report as often as necessary.

Councilmember Daysog moved final passage of the ordinance.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

#### REGULAR AGENDA ITEMS

(06-500) Resolution No. 14020, "Appointing Robert A. Bonta as a member of the Economic Development Commission (Banking/Finance Seat)." Adopted;

(06-500A) Resolution No. 14021, "Appointing Cathy Nielsen as a member of the Social Service Human Relations Board." Adopted; and

(06-500B) Resolution No. 14022, "Appointing Henry B. Villareal as a member of the Social Service Human Relations Board." Adopted.

Councilmember Daysog moved adoption of the resolutions.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath TO Ms. Nielsen and Mr.

Villareal and presented certificates of appointment.

(06-501) Resolution No. 14023, "Appointing David J. Burton as a member of the Climate Protection Campaign Task Force." Adopted;

(06-501A) Resolution No. 14024, "Appointing Stanley M. Schiffman as a member of the Climate Protection Campaign Task Force." Adopted;

(06-502B) Resolution No. 14025, "Appointing Ron Silberstein as a member of the Climate Protection Campaign Task Force." Adopted;

(06-501C) Resolution No. 14026, "Appointing Lizette Weiss as a member of the Climate Protection Campaign Task Force." Adopted; and

(06-501D) Recommendation to accept report on the membership of the Climate Protection Campaign Task Force.

The Planning and Building Director stated staff would be able to start working with the Task Force later in the month to set goals for the local action plan to reduce emissions and greenhouse gases with adoption of the resolutions; the project is very exciting.

Councilmember Matarrese moved adoption of the resolutions and approval of the staff recommendation.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote - 5.

Councilmember Matarrese requested that leaf blowers and a vehicle use plan be added to the list for the Task Force to work on.

The City Clerk administered the Oath and presented certificates of appointment.

Mayor Johnson stated many highly qualified individuals applied and were willing to volunteer time to the community; thanked the newly appointed Task Force members.

Mr. Schiffman stated he sees the Task Force as a stewardship for the environment; the goal is to leave a cleaner and healthier place for future generations; he is delighted and honored to serve.

(06-502) Recommendation to allocate funding for the purchase of the Beltline property and the park design and development process.

The Recreation and Park Director gave a brief presentation.

Councilmember Daysog stated the park design and development process seems to be staff driven; inquired whether thought has been given to a community driven process with staff support.

The Recreation and Park Director responded thought has been given to having a very open and collaborative process, with a great deal of community involvement.

Mayor Johnson requested that the process be brought back to Council for approval.

Councilmember deHaan requested an explanation on the dwelling unit tax fund.

The Finance Director stated the dwelling unit tax fund is a tax that is assessed at the building permit process stage; approximately one-sixth goes to the Library construction fund; the remainder goes to Recreation and Park; there are no requirements addressing us of the funds; typically, the funds are used for park construction and revitalization.

Councilmember deHaan inquired how much money is in the fund.

The Finance Director responded she did not know; stated funding usage depends on the building cycle.

Mayor Johnson stated funding and ballot measure questions have been raised; she has requested that the City Attorney respond to some of the questions and provide an overview on the Beltline open space issue.

The City Attorney provided a brief presentation.

Councilmember Daysog stated ordinances have two readings; inquired whether the ordinance could be introduced but not finally passed until the process is completed.

The City Attorney responded the first ordinance reading would not jeopardize the City's position with on-going litigation; stated rezoning action would not be taken until the second reading.

\*\*\*

Councilmember Daysog left at 8:45 p.m. and returned at 8:47 p.m.

\*\*\*

Councilmember deHaan inquired whether money is set aside and earmarked for Estuary Park.

The Recreation and Park Director responded the money was earmarked as a match for a grant the City applied for through the State; the City did not receive the grant.

Councilmember deHaan inquired whether the City could pursue another grant.

The Recreation and Park Director responded the City applied for the second round of funding; stated the State reduced the total amount available in the program to \$1 million Statewide.

Councilmember deHaan inquired where the Estuary Park funding would come from.

The Recreation and Park Director responded the City is always looking for funding opportunities; stated State sources are unlikely; a definite plan is not in place.

Mayor Johnson stated the Council set aside \$1 million in a general open space fund; Council always has the ability match money for a grant application.

Mayor Johnson opened the public portion of the hearing.

Debra Arbuckle, Alameda, stated she wants to ensure public involvement in the process; the public is willing to write grants.

Mayor Johnson suggested a stated a Task Force be established to formalize community involvement.

Councilmember Daysog stated that he liked the idea of a Task Force.

Mayor Johnson stated Estuary Park and the Beltline are not competing; Council would find money to match a grant application.

Vice Mayor Gilmore stated the Task Force idea is good and would help staff identify community resources, particularly grant writers.

\*\*\*

Vice Mayor Gilmore left at 8:58 p.m. returned at 9:00 p.m.

\*\*\*

Ms. Arbuckle stated the Skate Park is a good example of community involvement.

Bill Smith, Alameda, discussed site clean up and open space uses.

There being no further speakers, Mayor Johnson closed the public portion of the hearing.

Councilmember Matarrese stated the property should have an open

space commitment; he is intrigued with Councilmember Daysog's suggestion regarding the first and second reading of the ordinance; a legal opinion is necessary while the case is pending; he likes the idea of a Task Force formalizing a community driven process; the project's magnitude requires a Task Force in conjunction with the Recreation and Park Commission; the planning process would be long; he would like to see the planning process end when the City takes control of the property.

Councilmember deHaan stated the Beltline is a great opportunity; Jean Sweeney's efforts were instrumental in the process; requested more detail on the \$98,000 park planning cost; stated the process was grassroots in nature; the community helped to lessened the burden.

Councilmember Daysog suggested that the motion address starting the process, including the first reading of the ordinance, and addressing the legal issues.

The City Attorney suggested adopting a resolution expressing the Council's intent to rezone the property to open space, which is consistent with the voter's Measure E direction, as soon as the City receives the deed; stated said resolution would not pose any threat to the pending lawsuit against the City regarding possible inverse condemnation.

Councilmember Daysog concurred with the City Attorney; stated the community would understand that the City is moving forward but is being careful.

Councilmember Matarrese moved approval of the staff recommendation with direction to 1) allocate funds from Open Space fund and designate said funds for the purchase of the Beltline, 2) begin the community planning process with the recommendation that the process be community driven with a Task Force that would work in conjunction with the Recreation and Park Commission; and 3) prepare a resolution that shows Council's intent to rezone the property upon obtaining the deed.

Vice Mayor Gilmore suggested including the dwelling unit fund.

Councilmember Matarrese amended his motion to include the dwelling unit tax would augment the funds as described in the staff report. Councilmember Daysog seconded the amended motion, which carried by unanimous voice vote - 5.

\* \* \*

(06-500) Resolution No. 14020, "Appointing Robert A. Bonta as a



member of the Economic Development Commission (Banking/Finance Seat." Adopted.

The City Clerk administered the Oath and presented a certificate of appointment.

Mr. Bonta thanked Council for the opportunity to serve.

\* \* \*

(06-503) Public Hearing to consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Revise and Streamline the Planning and Building, Public Works and Fire Departments Fee Schedules.

The Building Official gave a brief presentation.

Councilmember Daysog inquired when the current \$125 pre-build conference fee was established.

The Fire Marshal responded the fee was adjusted from \$95 to \$125 three years ago.

Councilmember Matarrese stated he liked the idea of going to a time/cost fee versus a project evaluation fee; the office-tenant improvement fees almost doubled; he does not see a good rational for doing so; businesses might be discouraged from improving and reusing empty space; inquired why the fee almost doubled.

The Building Official responded all fees were established by reviewing the various plan check and inspection components; stated tenant improvement inspections and plan checks tend to be fairly complex.

Councilmember Matarrese stated the issue comes back to the rational of reducing fees below cost recovery when a project is for the City's general benefit; doubling the fee might not be for the general benefit because of the large vacancy rate in commercial spaces.

The Building Official responded the issue could be reviewed; stated public benefit discussions involved special events for non-profit groups such as sidewalk permits for homeowners, not necessarily a property owner developing property; the theory was that property owners should bear the fee when performing work on their property.

Councilmember Matarrese stated the logic was not used on seismic retrofit projects.

The Building Official stated the logic was based upon the common good of seismic retrofitting; the City benefits from not having buildings damaged in earthquakes.

Mayor Johnson inquired whether the office-tenant improvement fee is for projects over 5,000 square feet.

The Building Official responded the fee was based on a typical office-tenant improvement cost; stated new fees would be established based on the type of building construction, occupancy, and square footage.

Councilmember Matarrese stated he does not see the logic in having a dramatic increase for a hurting area.

The Building Official stated the logic was based upon cost.

Councilmember Daysog inquired what is the percentage of residential fees versus commercial, particularly office-tenant.

The Building Official responded permit fees amounted to \$180 million last year; \$96 million was for residential remodel and additions, which is approximately 50%; new home fees were approximately 20%; commercial fees were approximately 30%.

Councilmember Daysog inquired how much of the commercial fees were office-tenant improvements, to which the Building Official responded the bulk of the 30%.

Councilmember Daysog stated residents would be paying less; the pre-build conference fee was \$125 three years ago; the \$125 fee should be \$140 based on a 4% annual inflation rate; the proposed \$144 pre-build conference fee seems reasonable.

Mayor Johnson inquired whether the false alarm fee included burglar alarms, to which the Building Official responded currently there are no false alarm fees for Fire Department responses, only Police responses.

Mayor Johnson inquired how alarms are identified.

The Fire Marshal responded alarms are identified as a burglar or fire alarm when received at the central station; stated fire alarms are reported to the dispatch center and triggers the response from the Fire Department.

Mayor Johnson inquired how the new fee would be applied.

The Fire Marshal responded false alarm fees are not included in Council action tonight and would be presented at a later date.

Councilmember deHaan inquired how Alameda compares to other cities.

The Building Official responded Alameda is in the middle; the proposed fees would put Alameda closer to the top.

Councilmember deHaan stated the best test would be to implement the proposed fees; inquired whether feedback was received under the current distorted fees.

The Building Official responded pros and cons were received; stated contractors compare Alameda favorably with other cities.

Councilmember deHaan stated fees can be raised but service delivery becomes the key issue; fees do not become a concerning factor if a contractor can expedite the process; inquired whether higher service would be anticipated with the higher fees.

The Building Official responded service would continue to be maintained at a high level; stated anticipated staffing levels were cross checked with the cost estimates.

Mayor Johnson inquired whether an overall fee collection increase is anticipated or whether the increase is more of a refinement.

The Building Official responded the fee increases are more of a refinement; stated currently \$3 million is collected; \$3.2 million would be collected with the new fees.

Mayor Johnson inquired whether an overall, collective fee comparison has been made.

The Building Official responded an overall fee comparison is difficult to make with different cities.

Mayor Johnson stated the former Assistant City Manager intended to review whether the fees were reasonable when added all together; suggested reviewing the issue.

Councilmember Daysog stated the affordable housing fee was changed several years ago to take inflation into account; affordable housing fees started in the early 1990's under former Mayor Withrow; a framework was instituted to address inflation; inquired whether the same process should be done for all the other fees.

The Building Official responded fees are assessed upwards every

year.

Mayor Johnson requested that the matter be brought back to Council in six months to make sure that the fee schedule works as intended.

Councilmember Daysog read the resolution paragraph addressing administrative adjustments.

Mayor Johnson stated the intent is to make fees more predictable; she hopes that the fee schedule works as intended.

Councilmember deHaan stated past, hard issues have been tackled, particularly the flat rate; he hopes that a proper estimate can be given for time and materials.

The Building Official responded efforts are made to provide proper estimates; deposits should cover the full project.

Councilmember Daysog inquired what is the percentage for local fees on new residential construction.

Te Building Official responded a Bayport home is valued at \$350 to \$400 based on square footage; fees are about 4% of the value.

Councilmember Daysog moved adoption of the resolution.

Councilmember deHaan seconded the motion.

Under discussion Councilmember Matarrese stated the motion should include direction to bring a report back to Council in six months to make sure that the fee schedule works as intended, especially with feedback on commercial fees.

The City Manager clarified that the fire inspection and alarm fees are not included in the resolution.

Councilmembers Daysog and deHaan agreed to amend the motion to incorporate Councilmember Matarrese's comments and clarification that fire inspection and alarm fees are not included in the fee schedule.

On the call for the question, the motion carried by unanimous voice vote - 5.

#### ORAL COMMUNICATIONS, NON-AGENDA

(06-504) Jimmie Lee Marks, Alameda, stated he was representing the Encinal Alumni Association; the end of 3<sup>rd</sup> Street has no name;

inquired whom he should speak to regarding naming the end of the street Don Grant.

Mayor Johnson stated the matter would be directed to the City Manager.

(06-505) Bill Smith, Alameda, discussed the harvest moon.

#### COUNCIL COMMUNICATIONS

(06-506) Consideration of Mayor's appointment to the Rent Review Advisory Committee.

Mayor Johnson appointed Karen Miller.

(06-507) Councilmember deHaan stated he would like an internal audit on inter-fund transfers; a process needs to be in place in order to move forward with control and management; he would like some feedback on the ground rules.

(06-508) Councilmember Daysog stated he attended the League of California Cities meeting several weeks ago; the hot topic was redevelopment and why Proposition 90 should be stopped.

#### ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at 9:41 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -OCTOBER 3, 2006- -6:00 P.M.

Mayor Johnson convened the Special Meeting at 6:10 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

(06-487) Conference With Labor Negotiators; Agency negotiators: Craig Jory and Human Resources Director; Employee organizations: Alameda City Employees Association, International Brotherhood of Electrical Workers, Executive Management Group, Management and Confidential Employees Association, and Police Association Non-Sworn.

(06-488) Conference with Legal Counsel - Existing Litigation; Name of case: VanderHeiden v. City of Alameda.

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that regarding Labor, Council received a briefing from its Labor Negotiator; no action was taken; regarding Existing Litigation, Council received a briefing from Legal Counsel and gave direction to Legal Counsel.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 6:50 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL JOINT CITY COUNCIL,  
COMMUNITY IMPROVEMENT COMMISSION (CIC), AND  
HOUSING AUTHORITY BOARD OF COMMISSIONERS (HABOC) MEETING  
TUESDAY- -OCTOBER 3, 2006- -7:25 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 7:35 p.m. Commissioner Torrey led the Pledge of Allegiance.

ROLL CALL - Present: Councilmember/Commissioners/Board Members  
Daysog, deHaan, Gilmore, Matarrese,  
Commissioner Torrey, and Mayor/Chair  
Johnson - 6.

Absent: None.

CONSENT CALENDAR

Board Member Matarrese moved approval of the Consent Calendar.

Board Member deHaan seconded the motion, which carried by unanimous voice vote - 6.

(HABOC) Minutes of the Special Board of Commissioner meeting held August 15, 2006. Approved.

(HABOC) Minutes of the Special Board of Commissioner meeting held September 5, 2006. Approved.

(HABOC) Budget Review. Approved the proposed budget revision; and Resolution No. 786, "Revising the Budget for the Conventional Low-Rent Housing Program No. CA-062 (Esperanza)." Adopted.

AGENDA

(06-061 CIC) Recommendation to authorize conveyance by Quitclaim Deed of 2.51 acres at the former Fleet Industrial Supply Center (FISC) site for construction of 39 units of affordable rental housing to the Housing Authority of the City of Alameda;

(HABOC) Recommendation to accept a 2.51-acre site at the former FISC Site for 39 units of affordable rental housing via a Quitclaim Deed from the Community Improvement Commission;

(HABOC) Recommendation to authorize the Chief Executive Officer to execute a 75-Year Ground Lease with Resources for Community Development (RCD) for construction and management of 39 units of

affordable rental housing on 2.51 acres at the former FISC site and negotiate an Owner Participation Agreement and other related documents between the Housing Authority, CIC and RCD;

(06-061A CIC) Recommendation to authorize the Executive Director to negotiate an Owner Participation Agreement and other related documents with Resources for Community Development and the Housing Authority of the City of Alameda;

(06-489 CC) Recommendation to approve the use of up to \$1.41 million of City HOME Funds and \$100,000 of Affordable Housing Unit Fees (AHUF) to pay a portion of the costs of development of 39 units of Affordable Rental Housing within the former FISC site and authorize the City Manager to executed related documents; and

(06-061B CIC) Resolution No. 06-145, "Approving the Use of Housing Funds to Pay a Portion of the Costs of Development of a 39 Unit Affordable Rental Project within the FISC/East Housing Area." Adopted.

The Base Reuse and Community Development Division Manager gave a Power Point presentation.

Councilmember/Commissioner/Board Member deHaan requested an explanation on the cleanup requirements; inquired who would pay for clean up.

The Base Reuse and Community Development Division Manager responded a benzene plume underlies the 39 unit site; stated the Navy is responsible for plume remediation, which will begin in approximately 12 months; the City has been working with the Department of Toxic Substances Control (DTSC) on a remediation measure that would allow the construction of residential units prior to the Navy's remediation; the remedial action workplan was signed by DTSC in Sacramento today; DTSC approved the installation of a sub-slab depressurization system; a multi-layer vapor barrier system underlies the buildings.

Councilmember/Commissioner/Board Member deHaan inquired how open space would be controlled.

The Base Reuse and Community Development Division Manager responded potential indoor air gases are the only risks identified by DTSC; stated non-enclosed areas produce no human health and safety risks.

Councilmember/Commissioner/Board Member deHaan inquired whether



soil disruption has a depth limitation.

The Base Reuse and Community Development Division Manager responded the property has other land use controls, such as not allowing digging below four feet; stated restrictions exist across the site and would remain in place.

Councilmember/Commissioner/Board Member deHaan inquired whether the Fleet Industrial Supply Center (FISC) would have the same restrictions, to which The Base Reuse and Community Development Division Manager responded in the affirmative.

Councilmember/Commissioner/Board Member deHaan inquired whether remediation is not required when digging four feet.

The Base Reuse and Community Development Division Manager responded the sub-slab depressurization system is the only mediation measure required by DTSC.

Councilmember/Commissioner/Board Member deHaan inquired about the ground water.

The Base Reuse and Community Development Division Manager responded there is no drinking water at the FISC site.

Councilmember/Commissioner/Board Member deHaan inquired whether the plume extends past Tinker Avenue.

The Base Reuse and Community Development Division Manager responded in the affirmative; stated nothing is constructed over the plume; Bayport units are within the buffer zone and single family homes have vapor barriers.

Mayor/Chair Johnson inquired whether the Navy would still retain the responsibility for clean up with the remediation, to which The Base Reuse and Community Development Division Manager responded in the affirmative.

Councilmember/Commissioner/Board Member deHaan inquired whether pumping was being done and air was being circulated.

The Base Reuse and Community Development Division Manager responded the system is passive; stated piping sucks in the air and vents the air out.

Councilmember/Commissioner/Board Member deHaan inquired who is

responsible for monitoring the remediation requirements, to which The Base Reuse and Community Development Division Manager responded the property owners.

Councilmember/Commissioner/Board Member Matarrese inquired what is the Navy's plume remediation timetable.

The Base Reuse and Community Development Division Manager responded the Navy hopes to be underway with the active remediation within a year and completely done by 2016.

Councilmember/Commissioner Daysog moved approval of the staff recommendations and adoption of resolution.

Commissioner Torrey seconded the motion, which carried by unanimous voice vote - 6.

#### ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 7:50 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk  
Secretary, Community Improvement  
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY- -OCTOBER 3, 2006- -7:27 P.M.

Chair Johnson convened the Special Meeting at 9:41 p.m.

ROLL CALL - Present: Commissioners Daysog, deHaan, Gilmore, Matarrese and Chair Johnson - 5.

Absent: None.

CONSENT CALENDAR

Commissioner Matarrese moved approval of the Consent Calendar.

Commissioner Gilmore seconded the motion, which carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*06-061C) Minutes of the Special Joint City Council, Alameda Reuse and Redevelopment Authority (ARRA), Community Improvement Commission (CIC), and Housing Authority Board of Commissioners (HABOC) Meetings, and Special Joint City Council, ARRA, and CIC Meeting held on September 19, 2006. Approved.

(\*06-061D) Recommendation to enter into a Contract with Construction Testing Services, Inc. in the amount of \$84,260 to provide Special Inspection and Testing Services for the Civic Center Parking Garage and Alameda Theater Project. Accepted.

AGENDA

(06-061E) Resolution No. 06-147, "Referring the Proposed Sixth Amendment to the Community Improvement Plan for the Business and Waterfront Improvement Project to the Planning Board of the City of Alameda for Its Report and Recommendation and Authorizing Transmittal of Said Sixth Amendment to the Affected Taxing Entities and Other Interested Persons and Organizations." Adopted.

The Development Services Director gave a brief presentation.

Commissioner Matarrese inquired whether there would be a cost savings and whether the time to sync up the redevelopment plan following a General Plan amendment would be reduced.

The Development Services Director responded in the affirmative; stated the legal noticing process takes five months; said time would be saved; the current amendment is costing \$50,000.

Commissioner Daysog discussed legislation pertaining to eminent domain.

Commissioner Matarrese stated the process makes sense as long as the notification and outreach for General Plan amendments in redevelopment areas are fully understood; the public needs to understand General Plan changes will be reflected in the redevelopment plan; requested that the process include outreach beyond just notification, particularly on boundary changes and land acquisition.

The Development Services Director stated in the past, people assumed everything is in sync after the General Plan was amended and were confused when the redevelopment plan also had to be revised.

Commissioner Matarrese moved adoption of the resolution.

Commissioner Gilmore seconded the motion, which carried by unanimous voice vote - 5.

#### ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 9:50 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary

The agenda for this meeting was posted in accordance with the Brown Act.